

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Paula Hess, Chair
Michael Gravesen, Vice-Chair
Stephen J. Vieira, Secretary
Paul Bigness
Kenneth Chandler



District

District II
District V
District I
District III
District IV

AGENDA

December 8, 2014 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes November 10, 2014

Announcements

NOTE: *For each case on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.*

The Charlotte County Commission meeting room (Room #119) is accessible to the physically disabled. However, if you need assistance or require auxiliary services please contact our office at 941-743-1392. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Desk.

PETITIONS

1. SE-14-010

Quasi-Judicial

Commission District I



Michael Haymans, agent for S&S Money Auto Repair, is requesting a special exception, according to section 3-9-7(b)(3) and 3-9-7(m) of the Zoning Code, to allow the expansion of a lawfully existing conforming use to property which is abutting the existing use. This special exception is intended to allow expansion of an auto repair and U-Haul rental business in the Charlotte Harbor Coastal Residential-3.5 (CR-3.5) zoning district. The property address is 23371 Harborview Road, Charlotte Harbor, and is described as Lots 6, 7, 8, 9 and 10 of Block "A", all being a part of Shelton's Addition to Hickory Bluff Subdivision, located in Section 25, Township 40 South, Range 22 East.

Recommendation

Community Development Department: *Approval*

2. PV-14-10-01

Legislative

Commission District I



Kendall and Tracie Baird are requesting a Plat Vacation for a portion of the plat of Harbour Heights Section Eleven Subdivision as recorded in Plat Book 6, Pages 13A-13D, of the

Official Records of Charlotte County, Florida. The property is 1.38 acres, more or less, and is located east of Blanot Drive, north of Amsterdam Drive, west of Marical Terrace, and south of San Carlos Drive, in Section 10, Township 40, Range 23, in Commission District I.

Recommendation

Community Development Department: *Approval*

3. PP-14-10-01

Quasi-judicial

Commission District I



HRES Heritage Lake, LLC has requested Preliminary Plat approval for a subdivision to be named, Family Dollar at Heritage Lake Park, a replat of a portion of Heritage Lake Park as recorded in Plat Book 19, Page 15, of the Official Records of Charlotte County, Florida. The site is 2.65 acres, more or less, and is located south of Rampart Boulevard, north of Ibis Trail, east of Luther Road, and west of Heritage Lake Boulevard, in Section 17, Township 40, Range 23, in Commission District I.

Recommendation

Community Development Department: *Approval*

4. PP-08-07-02

Quasi-judicial

Commission District IV



Tamiami Biscayne Properties, LLC is requesting a two-year extension to the Preliminary Plat approval for Tippecanoe Business Park. Smith & Wester, Inc. was granted Preliminary Plat approval by the Board of County Commissioners on October 21, 2008. The subdivision, consisting of ten (10) commercial lots is located on 17 acres, more or less, in Section 15, Township 40 South, Range 21 East, southwest of Biscayne Drive, northeast of El Jobean Road, and west of Eastwind Waterway in Commission District IV. They are also requesting to transfer the plat into the name of the new owners.

Recommendation

Community Development Department: *Approval*

5. PP-09-02-02

Quasi-Judicial

Commission District II



Primerica, on behalf of their client, Punta Gorda Acquisitions II, LLC, has applied for a two-year extension of their Preliminary Plat approval for a commercial subdivision called Punta Gorda Crossing, consisting of ten (10) commercial/industrial lots, on 99.26 acres, more or less, located within the ECAP, on Duncan Road between I-75 and Golf Course Boulevard, in Sections 3 & 4, Township 41 South, Range 23 East, in Commission District II. They have also requested a plat transfer, which will move the ownership of the plat from Punta Gorda of Charlotte County, LLC into the name of the new owners.

Recommendation

Community Development Department: *Approval*

THE FOLLOWING TWO MATTERS WILL NOT BE HEARD IN DECEMBER:

6. PA-14-04-05-LS

Legislative

County-wide

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the State for review and comments; the request is to amend the Future Land Use (FLU) Element, Natural Resources Element, Coastal Planning Element, Groundwater and Aquifer Recharge subelement of the Infrastructure Element, Intergovernmental Coordination Element, FLU Appendix I, FLU Appendix II, FLU Appendix IV, and FLU Appendix V, and create a new FLU Appendix IX; Petition No. PA-14-04-05-LS; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Recommendation

Community Development Department: *Approval*

7. PA-14-04-04-LS

Legislative

Commission District 1

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the State for review and comments; the request is to amend the Future Land Use Map designations of various properties in the Charlotte Harbor Community Redevelopment Area; containing 83.92± acres; Petition No. PA-14-04-04-LS; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Recommendation

Community Development Department: *Approval*